



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 15, 2005 LOCAL EFFECTIVE DATE July 29, 2005 APPROX FINAL EFFECTIVE DATE August 19, 2005	CONTACT/PHONE Martha Neder, AICP 805-781-4576	APPLICANT Patricia Beckstrom	FILE NO. DRC2004-00150
SUBJECT Request by Patricia Beckstrom for a Minor Use Permit/Coastal Development Permit to allow the construction of an addition to an existing 1,340 square foot single family residence and a new detached garage resulting in 2,264 square feet of footprint and 2,264 square feet of gross structural area. The project will result in the disturbance of approximately 4,000 square feet of 7,078 square foot parcel. The proposed project is within the Residential Single Family land use category and is located at 2320 Malvern Avenue, Lodge Hill, in the community of Cambria. The site is in the North Coast planning area.			
RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2004-00150 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 1 and Class 3 Categorical Exemption pursuant to CEQA guidelines section 15303 was issued on June 15, 2005 (ED04-558).			
LAND USE CATEGORY Residential Single Family	COMBINING DESIGNATION TH/LCP	ASSESSOR PARCEL NUMBER 023-383-053 and 054	SUPERVISOR DISTRICT(S) 2
PLANNING AREA STANDARDS: Setbacks, Height, Footprint and Gross Structural Area Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>			
LAND USE ORDINANCE STANDARDS: Local Coastal Program and Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>			
FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Residential Single Family	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family/residential <i>East:</i> Residential Single Family/residential <i>South:</i> Residential Single Family/residential <i>West:</i> Residential Single Family/residential	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, and the California Coastal Commission	
TOPOGRAPHY: Slightly sloping to steeply sloping at the street	VEGETATION: Grasses, forbs, ornamental trees, and Coast live oak trees
PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire	ACCEPTANCE DATE: June 15, 2005

PLANNING AREA STANDARDS:

Lot Size: 7,078 square feet

Triple, Typical

Oversized lot adjustment: 1.35

Slope: approx 10 percent

Number of trees to be removed: 1 oak

Base: 1,800 sq ft footprint, 1,800 sq ft GSA

PROJECT REVIEW	ALLOWABLE	PROPOSED	STATUS
FOOTPRINT (SQUARE FEET)	1,800 x 1.35 = 2,430	2,264	OK
GSA (SQUARE FEET)	1,800 x 1.35 = 2,430	2,264	OK
DECKS (SQUARE FEET)			
PERVIOUS	729	527	OK
IMPERVIOUS	243	176	OK
HEIGHT (FEET)	28'	23'	OK
SETBACKS (FEET)			
FRONT	10'	10'	OK
REAR	15'	15'	OK
SIDE	5'	5'	OK
STREET SIDE	10'	N/A	OK

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Plan.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies, the most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. The applicant has submitted a conditional confirmation letter of water and sewer availability which shows impact fees being paid for the proposed project based upon the condition that all parcels are merged. The parcels (APN 023-383-053 and -054) will be merged as a result of the proposed project.

Coastal Watersheds:

Policy 7: Siting of new development: The proposed project is consistent with this policy because the new residence will be located on an existing lot of record in the Residential Single Family category with a slope of less than 20 percent.

Policy 8: Timing of new construction: The proposed project is consistent with this policy because if grading is to occur or left unfinished between October 15 through April 15, the project is required to have an erosion and sedimentation control plan, and all sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan showing that the construction of the new residence will not increase erosion or runoff.

Hazards:

Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability.

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat and tree removal and site disturbance have been minimized. Trees to be removed will be replaced at a 4 to 1 ratio for Coast Live Oaks and a 2 to 1 ratio for Monterey Pines.

Policy 2: Permit Requirement: The proposed project is consistent with this policy because there will be no significant impact on sensitive habitats and proposed development will be consistent with the biological continuance of the habitat.

Policy 3: Habitat Restoration: The proposed project is consistent with this policy because if removed, Monterey Pine trees will be replaced on a two-to-one basis and Coast Live Oak trees will be replaced on a four-to-one basis.

Policy 27: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because the project includes tree replacement for all removed pines and oaks.

Policy 28: Protection of Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized. If trees are removed, Monterey Pine trees will be replaced on a two-to-one basis and Coast Live Oak trees will be replaced on a four-to-one basis.

Policy 33: Protection of Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: *The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.*

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comment

AGENCY REVIEW:

Public Works – Recommend approval

Cambria Community Services District –See confirmation of water and sewer availability letter attached.

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots.

Staff report prepared by Martha Neder and reviewed by Mike Wulkan

EXHIBIT A - FINDINGS

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 1 and 3) pursuant to CEQA Guidelines Section 15303 because the project is a minor addition to an existing single family residence and a detached garage.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat

- H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because tree removal has been minimized and if trees are removed or impacted they will be replaced.

- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structure has been designed to minimize tree removal and site disturbance.
- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because tree removal and site disturbance have been minimized and if pine trees are removed, they will be replaced on a two-to-one basis. Oak trees will be replaced on a four-to-one basis.
- K. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat and the project or use will be required to replace removed oaks and pines on a four-to-one basis and two-to-one basis respectively.
- M. The project or use will not significantly disrupt the habitat, because it is a single-family residence with minimal site disturbance.

EXHIBIT B - CONDITIONS OF APPROVAL

Authorized Use

1. This approval authorizes the construction of an addition to a single family residence and a new detached garage resulting in 2,264 square feet of footprint and 2,264 square feet of gross structural area. The project also includes the removal of one oak tree.
2. All permits shall be consistent with the approved site plan, floor plans, and elevations.

Conditions to be completed prior to issuance of a construction permit

Grading, Drainage, Sedimentation and Erosion Control

3. **Prior to issuance of construction permits**, if grading is to occur between October 15 to April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

Fire Safety

5. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Cambria Community Services District

6. **Prior to issuance of a building permit**, the applicant shall apply for a remodel of existing service and pay impact fees to the CCSD.

Landscape Plan

7. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

Voluntary Merger

8. **Prior to issuance of construction permits**, the applicant shall apply to merge parcels 023-383-053 and -054

Miscellaneous

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions applicable throughout project construction

Building Height

10. The maximum height of the project is 25 feet from average natural grade.
- A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
- B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
- C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Tree Protection/Replacement

11. The applicant shall limit tree removal to no more than one Coast live oak tree with a six inch diameter or larger at four feet from the ground. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
12. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.
13. All trees bordering the proposed project that are to remain shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

Grading, Drainage, Sedimentation and Erosion Control

14. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.

15. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
16. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
17. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
18. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Cambria Community Services District

19. Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended.
20. The owners shall provide the District with a copy of county building permit issued for this project.

Engineering Geology

21. All construction shall be in accordance with the recommendations and conclusions from the Engineering Geology Investigation by GeoSolutions, dated May 17, 2005.

**Conditions to be completed prior to occupancy or final building inspection
/establishment of the use**

Fire Safety

22. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Tree Protection/Replacement

23. Prior to final inspection, the one Coast live oak tree removed as a result of construction shall be replaced at a 4:1 ratio. A total of 4 Coast live oak trees shall be planted.
24. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

25. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Lot Merger

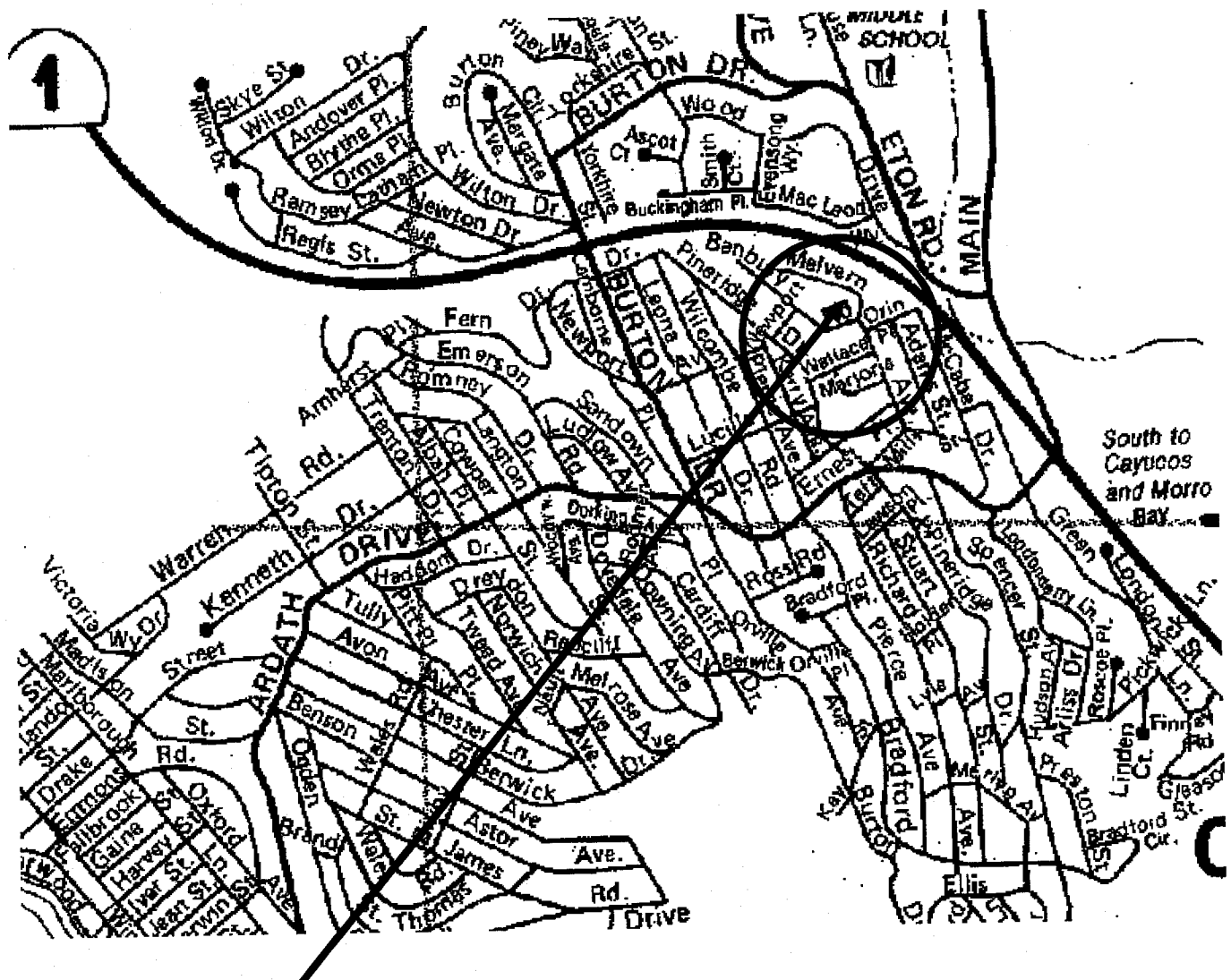
26. **Prior to final inspection**, the applicant shall record the voluntary lot merger of parcels 023-383-053 and -054.

Cambria Community Services District

27. Applicant shall submit for final plumbing inspection upon completion of the project.

Miscellaneous

28. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
29. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
30. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



SITE

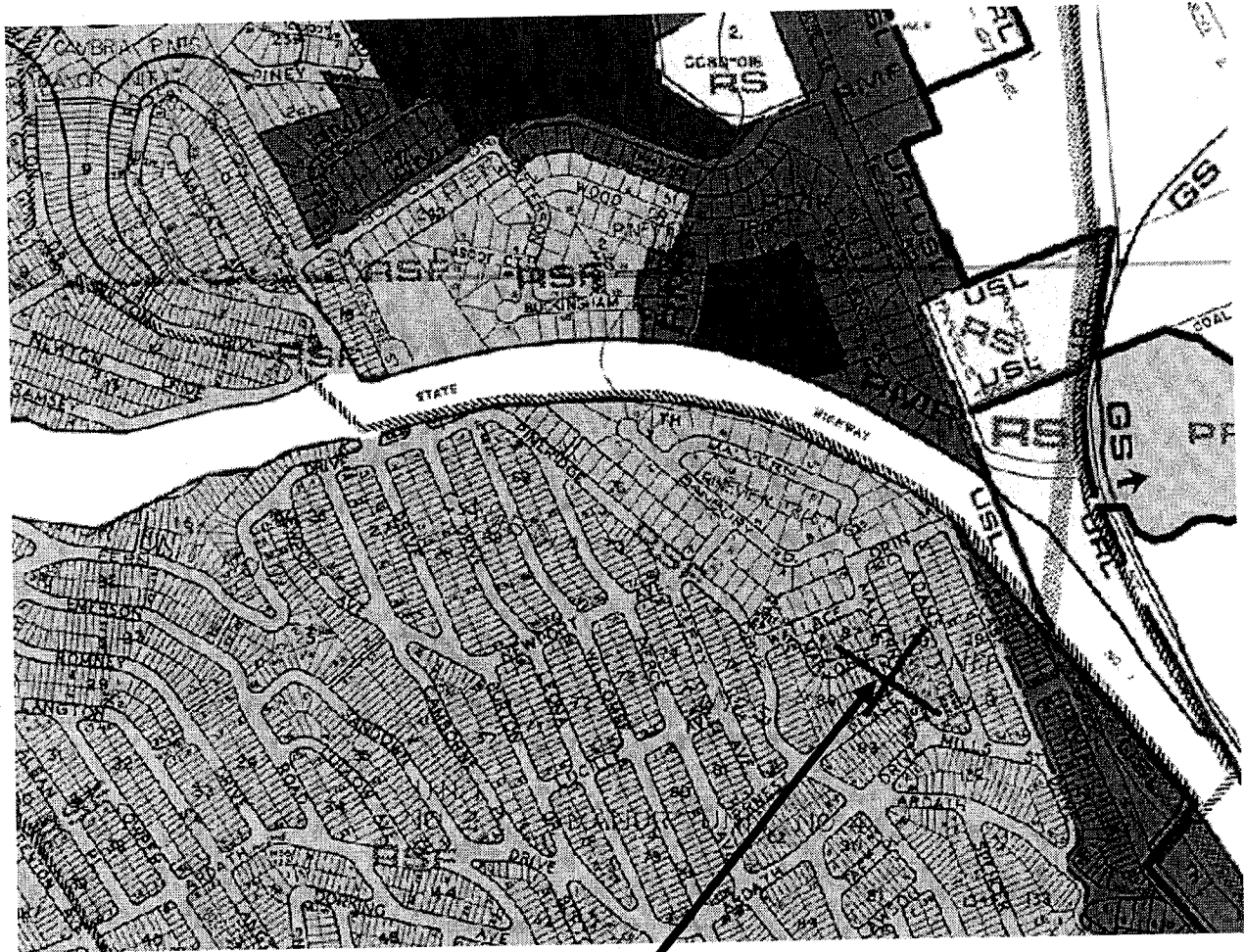
PROJECT

Minor Use Permit
Beckstrom DRC 2004-00150



EXHIBIT

Vicinity Map



SITE

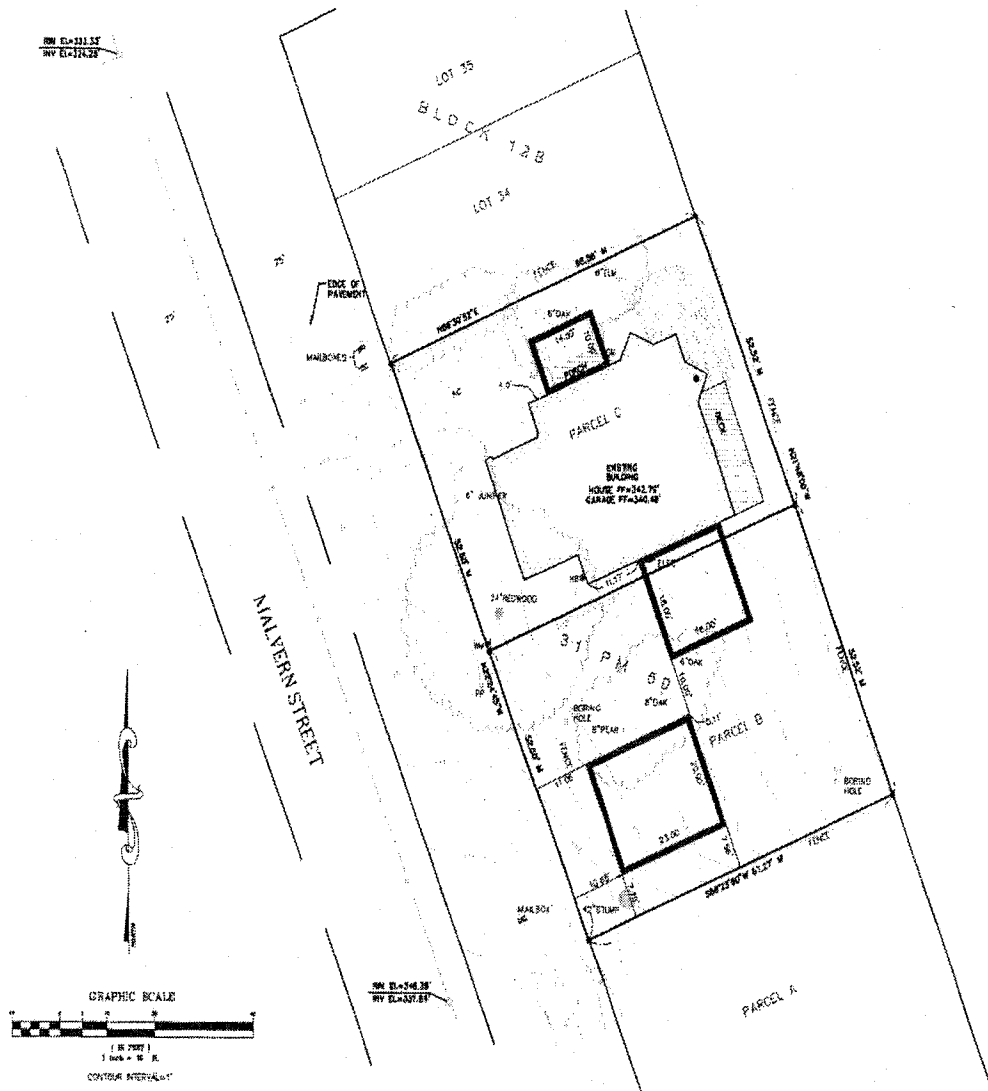
PROJECT

Minor Use Permit
Beckstrom DRC 2004-00150



EXHIBIT

Land Use Category Map



PROJECT

Minor Use Permit
Beckstrom DRC 2004-00150



EXHIBIT

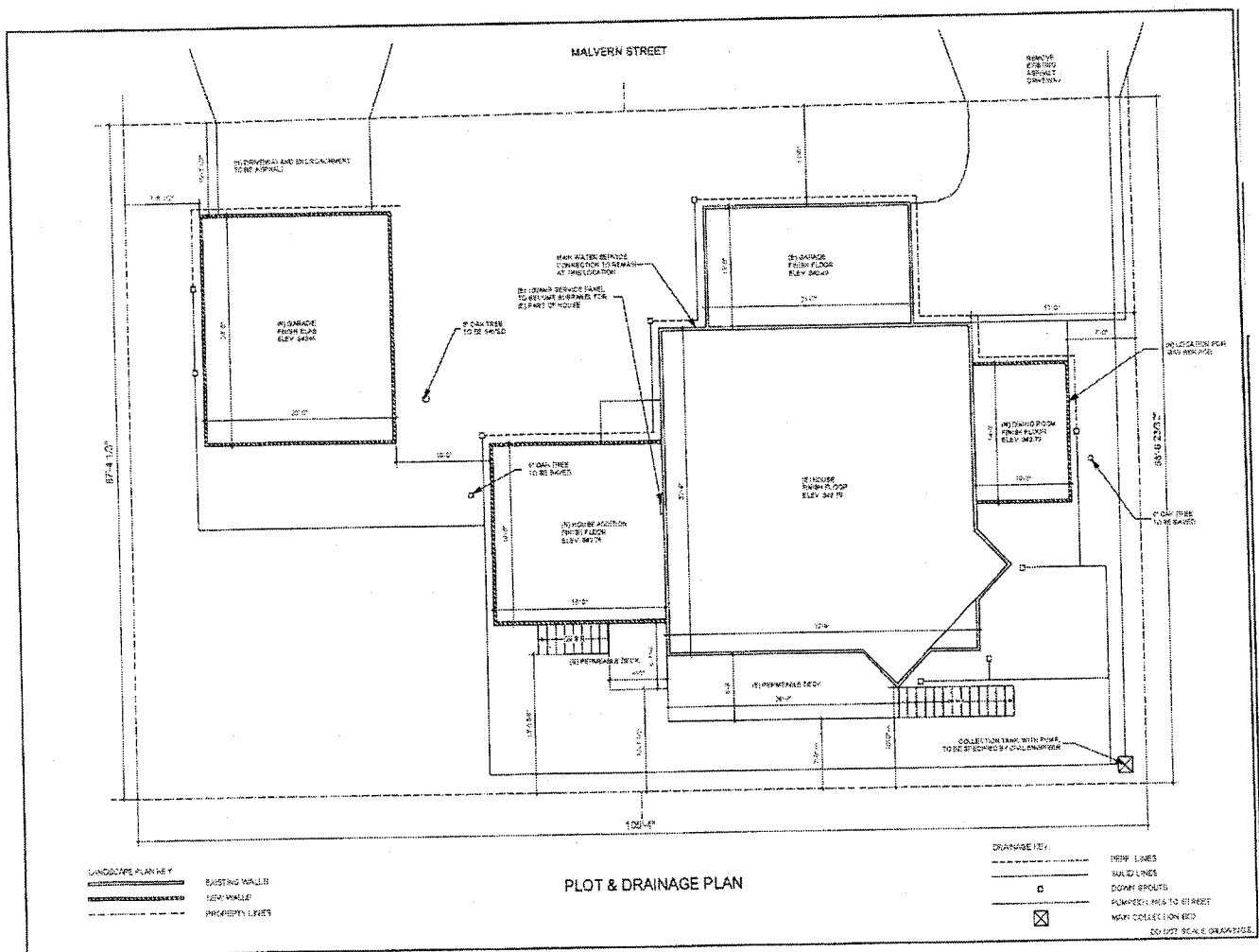
Site Plan

PROJECT

Minor Use Permit
Beckstrom DRC 2004-00150

**EXHIBIT**

Enlarged Site Plan



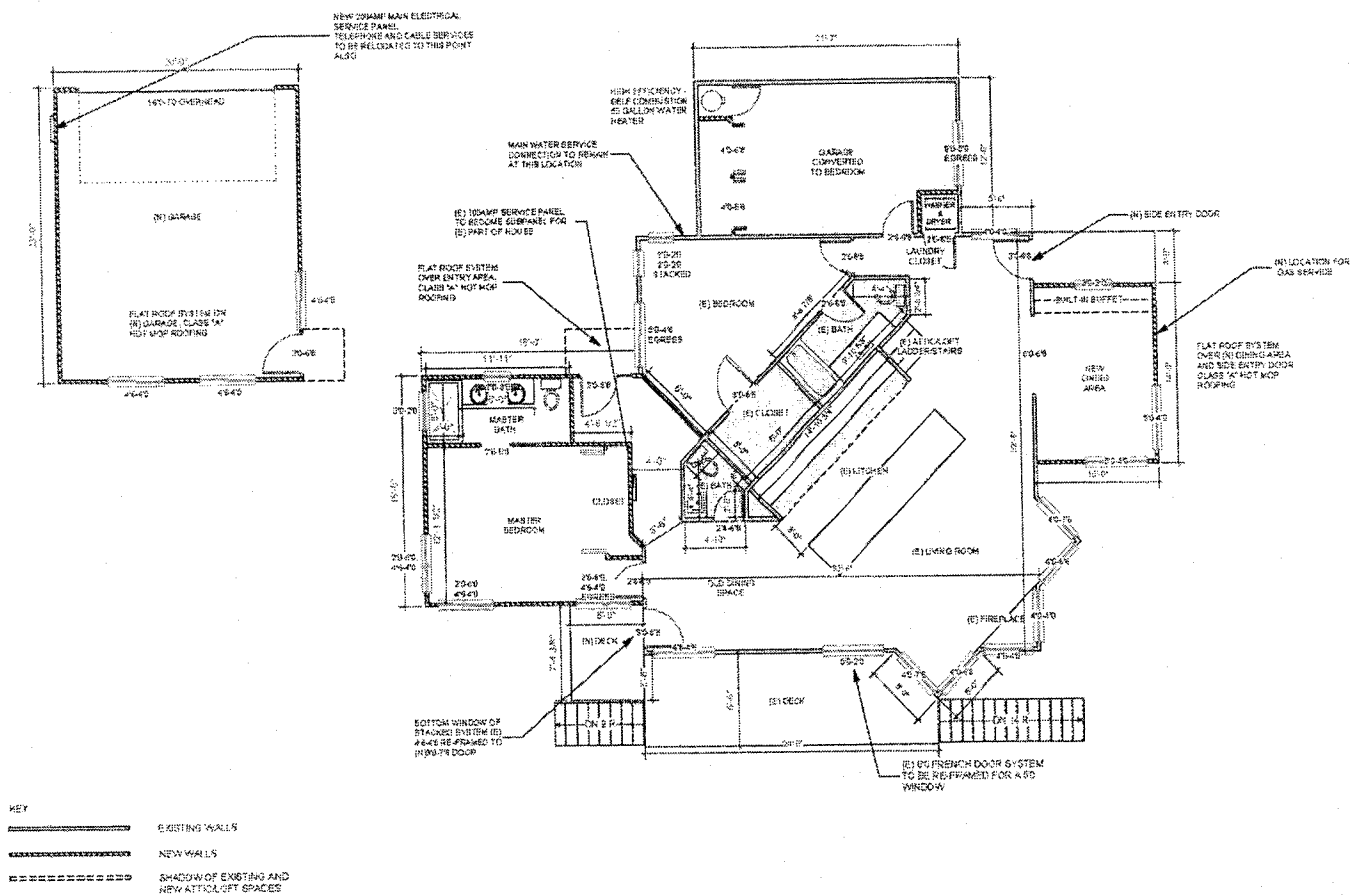
PROJECT

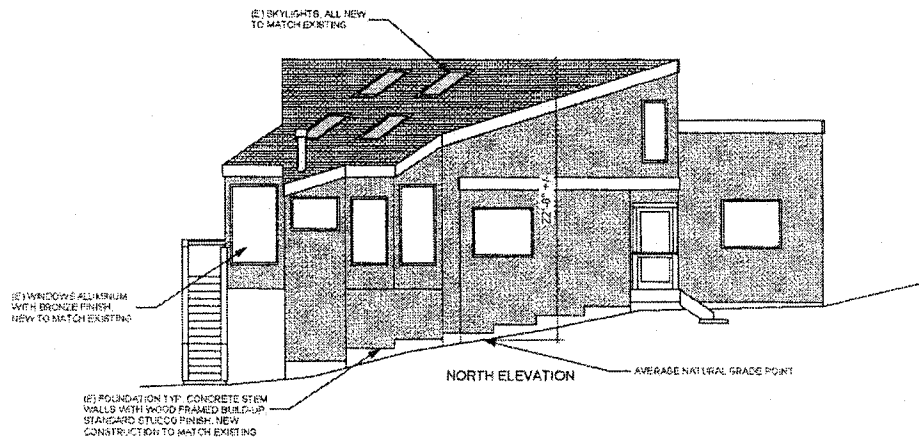
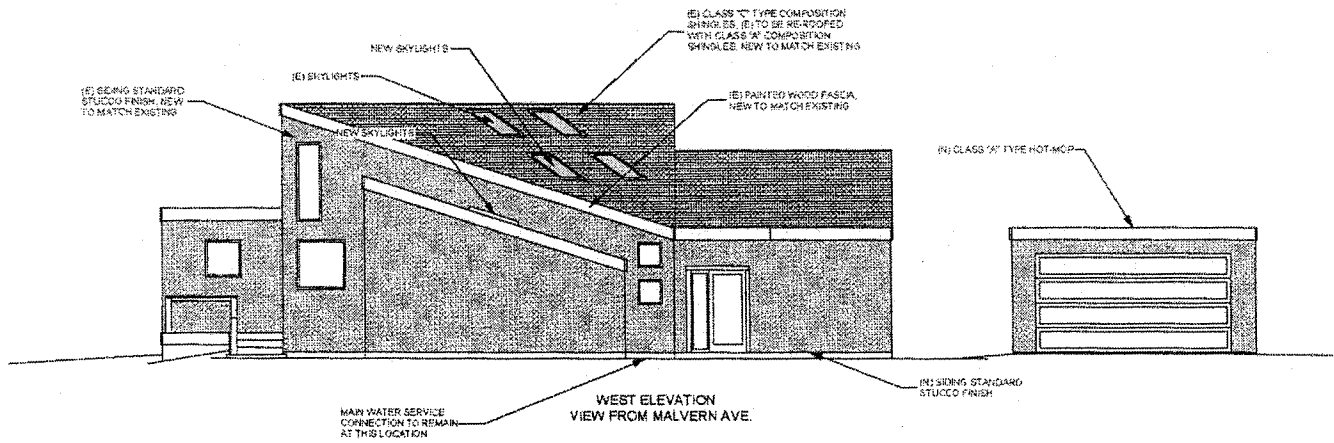
Minor Use Permit
Beckstrom DRC 2004-00150



EXHIBIT

Floor Plan





NEW ELEVATIONS

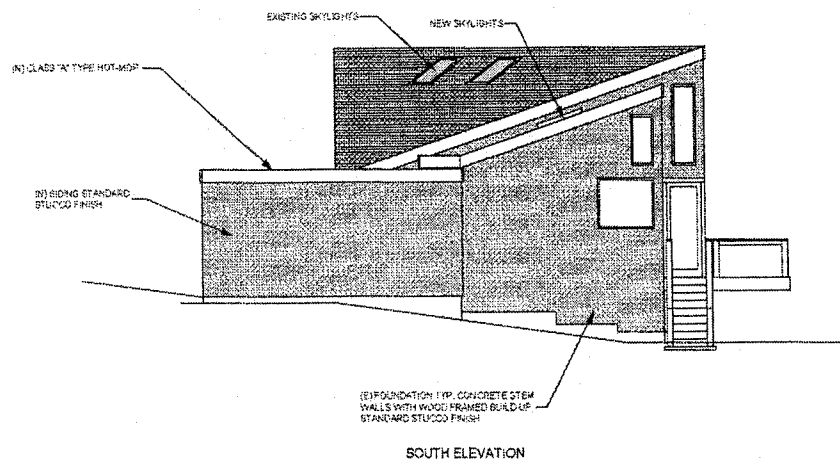
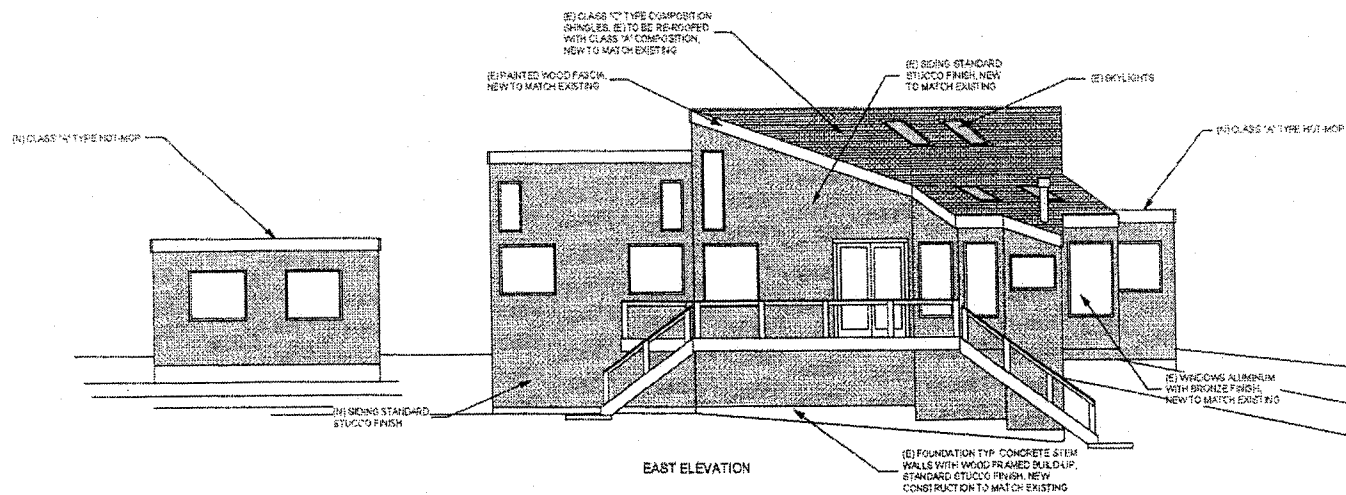
PROJECT

Minor Use Permit
Beckstrom DRC 2004-00150



EXHIBIT

Elevation North//West



NEW ELEVATIONS

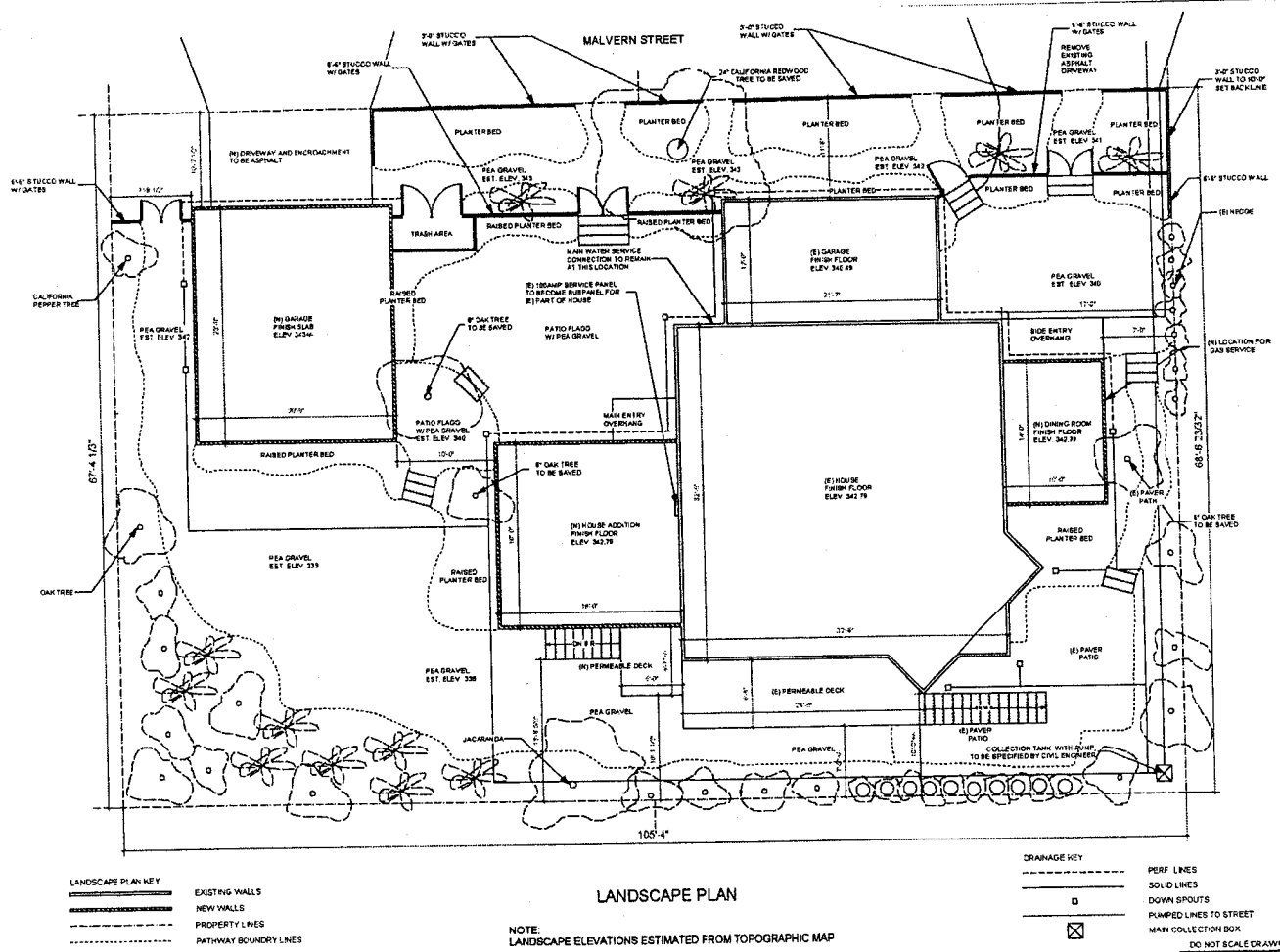
PROJECT

Minor Use Permit
Beckstrom DRC 2004-00150



EXHIBIT

Elevation South/East



PROJECT

Minor Use Permit
Beckstrom DRC 2004-00150



EXHIBIT

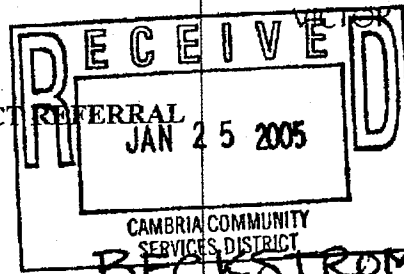
Landscape Plan



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL



DATE:

1/21/05

TO:

CCSD-(W&S)

FROM:

Coastal Team

(Please direct response to the above)

DRC 2004-00150

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION:

mwp -> addition/alter existing
SFD. Off Malvern Ave. in Cambria. APN: 023-383-053
d.054. Lot size 7077.53 sq. ft.

Return this letter with your comments attached no later than:

1/7/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Applicant has paid impact fees for additional bathroom in this remodel. The two parcels must be merged to allow water service on 023-383-054.
See attachment.

Date

1/25/04

Name

Eugene Hansen

Phone

927-6225



CAMBRIA COMMUNITY SERVICES DISTRICT

1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • FAX (805) 927-5584

CONFIRMATION OF WATER & SEWER AVAILABILITY FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.

Applicant(s): **Patricia & Lyle Beckstrom**
2320 Malvern St.
Cambria, CA 93428

Date: January 24, 2005

Service Location: **2320 Malvern St.**
APN 023.383.053/054

Current Service type: **X** Single Family
_____ Multi-Family # units
_____ Commercial EDUs

Project description: Remodel existing SFR. Convert single garage to bedroom, add double garage, add master suite w/bath & office.

Sewer and Water Impact Fees:			Approval Conditions	Required if X'd:	Ck when Done:
No chargeable fixtures. Plan Review Fee only	\$25	\$	All Existing and New water fixtures must meet current standards under Title 4 of District Code.	X	
1 Additional Toilet(s)	@ \$400	\$400	Owner must provide District with a copy of county building permit issued for this project.	X	
1 Additional Tub, Shower or Laundry	@ \$800	\$800	Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable).	X	
2 Additional Kitchen or Bathrm Sink(s)	@ \$400	\$800	Applicant must call for final plumbing inspection upon completion of project. PLEASE CALL 927-6240 FOR INSPECTION.	X	
Additional Bar or Utility Sink(s)	@ \$200	\$	Requires PARCEL MERGER to allow water service to adjacent lot.	X	
Date Paid: <i>4/24/05</i>	TOTAL Fee:	\$2,000.	Under District regulations, said remodel must not change the existing water service status of the property by creating additional separate dwelling units. WARNING! GUEST ROOMS MAY NOT BE RENTED AS A SEPARATE LIVING UNIT.		

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said **Project is Authorized With Conditions** as indicated above

by:

Joyce Hannum
Joyce Hannum/Permits & Conservation Specialist

CC: Fire Prevention Officer

FOR DISTRICT USE

Existing Approved Fixtures:

Toilets 2
Tubs and/or Showers 1
Kitchen & Lavatory Sinks 3
Laundry Washer 1
Bar or Utility Sinks 1

Retrofit Code: RS02

☐ Bldg. Permit received

☐ Final Inspection date: _____

Received
2/17/05
J. Ash

NCAC FEBRUARY LAND USE

~~X~~DRC2004-00150/BECKSTROM

REMODEL AND ADDITION
NEEDS 110 TDC
No comment

DRC2004-00158/KENNEY

RENTAL WITHIN 200' OF OTHER
The county ordinance is clear

DRC2004-00142/CCSD

DESAL STUDY
No comment

DRC2004-00147/AT&T

CELL TOWER IN TANK

A new county ordinance is recommended

D0301570/AT&T

CELL TOWER IN FLAGPOLE

A new county ordinance is recommended

DRC2004-00133/LOPEZ

REMODEL AND ADDITION
NEEDS 25 TDC

No comment

SUB2004-00218/CCOA604-00587/WARREN

LOT LINE ADJUST
No comment

DRC2004-00140/CARROL

ADDITION TO SFR
No comment



TO Reed
2/2/05

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL JAN 24 2005

DATE:

1/21/05
PW

FROM

BECKSTROM

FROM

Coastal Team
(Please direct response to the above)

DRC 2004-00150

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNER)

PROJECT DESCRIPTION:

mup -> addition/alter existing
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d054. Lot size 7077.53 sq. ft.

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(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - NEW DRIVEWAY REQUIRES AN ENCROACHMENT PERMIT.
ADDITION to EXIST SFD - NO ROAD FEES. NEED DRAINAGE plan to consider
EXISTING & INCREASED STORM WATER runoff.

01 FEB 2005
Date

GORDWIN
Name

5252
Phone